Staff Memorandum

To	Mayor A. Nuttall and Members of Council
Subject	Update on the Development Charge (DC) Waiver Pilot Program
Date	January 28, 2026
Ward	All
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

The purpose of this memorandum is to provide members of Council with an update on the Development Charge (DC) Waiver Program, including participating projects, estimated DCs to be waived, and total estimated housing units, including affordable units, to be created through the DC Waiver Pilot Program.

Program Update

As of January 1, 2026, a total of twelve (12) eligible building permit applications were received. If all applications meet the May 31, 2026 building activity deadline, these projects could deliver 1946 new housing units, including 456 affordable units secured for a 25-year period. Should all these projects meet the building activity deadline, the DC Waiver pilot program will require an estimated* investment of $64.9 million by Council to cover development charges for the market rental units.

A summary of the DC Waiver Pilot Program projects is provided in Appendix A.

*DC calculations will be finalized at the time of building permit issuance based on final unit counts and sizes (number of bedrooms). Final DC calculations will reflect any eligible discounts or waivers in accordance with the Development Charges Act and the City's Development Charges By-law, including waived DCs for affordable units, DC discounts for rental units, and redevelopment credits for the demolition of any existing buildings.

Background Information

Council motion 25-G-197, passed on August 13, 2025, initiated a pilot program to waive DCs for new residential building permit applications for developments 5 storeys and above provided they enter into an agreement to provide at least 20% affordable housing. To qualify for the program, building permit applications must have been received between August 14, 2025 to December 31, 2025, with building activity commencing on or before May 31, 2026.

Further direction was provided through MDIR009-25, which expanded eligibility to active developments proposing 100% rental units. In response to strong interest in the program, Council motion 25-G-220 increased the program's upset limit from $30 million to $80 million following an October 2025 staff report outlining the high level of interest in the program.

Appendix:

Appendix A – Development Charge (DC) Waiver Pilot Program Participants and DC Estimates as of January 2026

Memo Author:

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Development Services

File #:

Not Applicable

Pending #:

Not Applicable